



## 195B Ryan Street, SOUTH GRAFTON, NSW 2460

Rare Riverfront Acreage with Dual Titles & Building Opportunity

**1.46 hectares, 3.61 acres**

A Landmark Riverfront Opportunity in South Grafton â## Dual Titles, Scale and Unlimited Potential

Properties of this calibre are rarely offered and even harder to secure. Positioned along the river in South Grafton, 195b Ryan Street presents a unique opportunity to acquire a substantial landholding with flexibility, lifestyle appeal, and long-term upside.

Spanning approximately 1.05 hectares of prime riverfront land across two separate titles, this is a property that offers both immediate usability and future potential. Whether you're looking to build your dream home, secure a strategic landholding, or capitalise on future growth, this offering provides a level of versatility that is becoming increasingly scarce.

A Property Defined by Flexibility

At the heart of the opportunity is a 607m<sup>2</sup> allotment with building entitlement, allowing

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**TYPE:** For Sale

**INTERNET ID:** 133P0394

**SALE DETAILS**

**\$449,000**

**CONTACT DETAILS**

**Elders Real Estate Grafton**  
3/97-101 Prince Street  
Grafton, NSW  
02 6615 1602

**Benny Holder**  
0411 132 517

you to move forward with development and create a residence tailored to the environment. The remaining land provides scale, privacy, and scope rarely found this close to town.

The dual title configuration further enhances the appeal, offering options for future planning, resale flexibility, or long-term investment strategy.

#### Key Features

- Approx. 1.05 hectares of riverfront land
- Two separate titles providing flexibility and future options
- 607m<sup>2</sup> approx block with building entitlement
- Rare and tightly held river frontage
- Expansive open space suitable for lifestyle living
- Unique combination of scale, location, and future potential

#### Location - Lifestyle Without Compromise

Positioned in South Grafton, the property enjoys a rare balance of space and accessibility. You're just minutes from the Grafton CBD, schools, shopping, and essential services, yet removed enough to enjoy the peace, privacy, and natural outlook that only a riverfront setting can provide.

This is lifestyle living without isolation - a combination that continues to drive strong buyer demand.

#### Investment and Future Upside

Large parcels of riverfront land within close proximity to town are increasingly limited, and opportunities such as this are tightly held for good reason.

In addition to its current appeal, the property presents long-term potential for further value uplift, including the possibility of future development or subdivision (STCA). For buyers with an eye on the future, this represents a strategic acquisition with multiple exit strategies.

#### A Rare Offering

Whether you are looking to build, invest, or secure a premium landholding in a tightly held location, 195b Ryan Street delivers on all fronts.

Opportunities like this do not present often - and when they do, they are quickly secured by those who recognise their value.

For more information or to arrange your inspection contact Team Benny today 0491 616 380.

Benny Holder Licence No. 20312246

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- Land Area 1.4607 hectares



